WARRANTY DEED

Karen Johnson Davidson County
Batch# 777004 **DEEDWARR**
12/20/2021 03:30:29 PM 2 pgs
Fees: $13.00 Taxes: $1,566.95

20211220-0168029

G-EV-21-2600-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wilson Family Trust	**New Owner**	
(NAME)	(NAME)	
6 Annette Drive	**6 Annette Drive**	**117-03-0H-206.00-CO**
(ADDRESS)	(ADDRESS)	
Limerick, PA 19468	**Limerick, PA 19468**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHEHNAZ KHAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA MARIA WILSON, TRUSTEE OF THE WILSON FAMILY TRUST CREATED UNDER THE TERMS OF THE WILSON LIVING TRUST U/A DATED AUGUST 30, 1994, AS AMENDED JANUARY 7, 2005 AND AS AMENDED MAY 13, 2019,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lying and being in Davidson County, Tennessee, being Unit 206, Garage G19 and Garage G68 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shehnaz Khan, married by Special Warranty Deed from Nashville Enclave, L.P., A Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P., A Texas Limited Partnership) of record in Instrument No. 20060927-0119419 Register's Office for Davidson County, Tennessee, dated September 18, 2006 and recorded on September 27, 2006.

Being the same property conveyed to Shehnaz Khan, married by Special WarrantyDeed fromNashville Enclave, L.P., A Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P., A Texas Limited Partnership) of record in Instrument No. 20070816-0097975, Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 16, 2007 and corrected by Scrivener's Affidavit recorded in Instrument No. 20211220-0168028, Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 20, 2021.

The above referenced property was investment property and has never been a principal martial residence for the Grantor.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village Condominiums of record in Instrument Number 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed in favor of Homeowners Association filed of record in Instrument Number 20070919-0111937 and Scrivener's Affidavit file in Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No.20060228-0022027 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200310-0026753, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike Unit 206, Garage G19 and Garage G68, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the _____ DAY OF DECEMBER, 2021.

Shehnaz Khan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEHNAZ KHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2021.

Notary Public
My Commission Expires: 12/14/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212